



Selling with us

Property Details Approval Form

54 Victoria Avenue,
Porthcawl, Mid Glamorgan,
Wales, CF36 3HE

Date: 28 February 2025

Property Ref and Version: PCL301619 - 0020

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers in the region of £450,000

Tenure: Freehold

Key Features

- 6 Bedroom Edwardian Semi detached property
- Sought after Porthcawl town location
- Close Proximity to Blue Flag beaches
- Council Tax Band G
- Enclosed rear garden
- Rear lane access and parking
- Views to the front of All Saints Church
- EPC Rating: E

Short Description

Graced with picturesque views of All Saints Church, this splendid 6-bedroom semi-detached Edwardian property stands in an area dotted with guest houses and holiday homes. Its allure lies not just in its charm but also in the potential to generate a regular income. With an enclosed rear garden.

Long Description

With views to the front of All Saints Church to the front and located in a sought after street just a short walk from Porthcawl Town and the seafront is this 6 Bedroom Edwardian property. Arranged over three floors with versatile accommodation throughout the property would suit a large or growing family. There are also guest houses in the nearby area as well as holiday homes which make this property an attractive option with the potential to generate a regular income.

To the ground floor the spacious property comprises of a side entrance hall with access through to the main reception rooms including the generous family lounge to the front, study and open plan kitchen through to sitting room. A shower room completes the ground floor. To the first floor are four well proportioned bedrooms and family bathroom. A traditional stair continues from the landing to the second floor where there are two further bedrooms.

Externally to the rear is an enclosed garden with patio and lawned areas and rear lane parking, there is also an outbuilding providing storage which benefits from power and lighting. To the front is a courtyard garden with block paving, an ideal sitting area with views of All Saints Church, there is a door giving access to the lounge.

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Room Description

Entrance Hall

Enter the property via a part glazed door to side to a traditional hall with original spindled staircase to first floor, dado rails and original doors to reception rooms. There is fitted carpet, the vendor has advised there is original Herringbone wood block flooring beneath (this is not confirmed).

Lounge

17' x 15' 10" (5.18m x 4.83m)

A light and spacious reception room with uPVC double glazed bay window and door to front with view of All Saints Church. The room is centred around a coal effect gas fire on tiled fireplace. Original picture rails and cornice ceiling. Fitted carpet with Herringbone original wood block flooring beneath (not verified).

Sitting Room / Study

11' 2" x 11' 11" (3.40m x 3.63m)

Currently arrange as a study, a versatile reception room with uPVC double glazed window to rear. Gas fire on stone feature fireplace. Original picture rails and cornice ceiling. Carpet with Herringbone wood block flooring beneath (not verified).

Open Plan Kitchen/sitting Room

18' 1" max x 13' max (5.51m max x 3.96m max)

To the rear of the property and the heart of the home is the open plan kitchen with dining area and sitting room. The kitchen area is fitted with a range of wall and base units to provide ample storage and work surface space with inset one and half bowl sink unit. Integrated appliances also include, oven, grill, hob and overhead extractor hood with steel splashback. Fridge freezer, washing machine and dishwasher. There is ample space to the side for dining table and chairs.

To the rear is the sitting room with sliding patio doors opening to the patio area of the rear garden, ideal for family gathering and entertaining.

Shower Room

To the side of the sitting room a door gives access to a three piece shower room comprising step in shower enclosure, low level w.c and wash basin.

First Floor

From the hall, original stairs lead to a spilt level landing with sash window to side. Original doors and dado rails.

On this level are four well proportioned bedrooms and the family bathroom.

Bedroom

17' 9" x 16' 2" (5.41m x 4.93m)

UPVc Double glazed bay window to front. Fitted Carpet.

Bedroom

11' 11" x 11' 1" (3.63m x 3.38m)

UPVc Double glazed window. Fitted Carpet.

Bedroom

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Room Description

11' x 10' 4" (3.35m x 3.15m)

UPVc Double glazed window. Fitted Carpet.

Bedroom

7' 9" x 7' 7" (2.36m x 2.31m)

UPVc Double glazed window. Fitted Carpet.

Second Floor

Spindled staircase to second floor where there are two further well proportioned bedrooms, the front facing bedroom benefiting from a sitting area with views of All Saints Church.

Bedroom

16' 8" max x 16' 7" max (5.08m max x 5.05m max)

UPVc Double glazed window. Fitted Carpet.

Bedroom

7' 7" x 7' 9" (2.31m x 2.36m)

window to rear. Fitted Carpet.

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Floor Plan

Approval

	Signature	Date
Hassan Alkarim		
Mr G. Williams		